

SHERIFF'S SALE OF VALUABLE REAL ESTATE

BY VIRTUE OF WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF LEBANON COUNTY, PENNSYLVANIA, TO ME DIRECTED, WILL BE EXPOSED TO PUBLIC SALE ON APRIL 12, 2022 at 10:00 A.M., in the Lebanon County Municipal Building, Room #12, (Auditorium/Basement), 400 South Eighth Street, Lebanon, PA 17042. The Following Described Real Estate to wit:

JEFFRIE C. MARLEY, JR.,
Sheriff of Lebanon County

Sale No. 1

Plaintiff: Wells Fargo Bank, N.A., S/B/M
Wachovia Bank, National Association

Defendant: Unknown Heirs, Successors,
Assigns and All Persons, Firms or Associations
Claiming Right, Title or Interest from or Under
Terrence M. Gingrich, Jr., Deceased

Attorney for Plaintiff:
Powers Kirn, LLC
Harry B. Reese, Esquire
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053
(215) 942-2090

Judgement Amount: \$10,503.86
Execution No. 2021-00817

GIS: 02-2334132-368402-0000
Property Known as:
1572 Chestnut Street
Lebanon, PA 17042

Sale No. 2

Plaintiff: Newrez LLC f/k/a New Penn Financial,
LLC d/b/a Shellpoint Mortgage Servicing

Defendant: Amanda L. Ruth a/k/a Amanda
Ruth and Michael W. Ruth

Attorney for Plaintiff:
Pincus Law Group, PLLC
2929 Arch Street, Suite 1700
Philadelphia, PA 19104
(484) 575-2201

Judgement Amount: \$192,737.76
Execution No. 2020-00146

GIS: 01-2338928-366772-0000
Property Known as:
621 Elm Street
Lebanon, PA 17042

Sale No. 3

Plaintiff: Fifth Third Bank, National Association

Defendant: Peyton Schies, a/k/a Peyton M.
Schies

Attorney for Plaintiff:
Manley Deas Kochalski, LLC
Scott A. Dietterick, Esquire
P.O. Box 165028
Columbus, OH 43216
(614) 220-5611

Judgment Amount: \$140,375.10
Execution No. 2021-01291

GIS: 16-2294724-358556-0000
Property known as:
959 East Oak Street
Palmyra, PA 17078

Sale No. 5

Plaintiff: Santander Bank N.A.

Defendant: Duane K. Smith and Tracey L.
Smith

Attorney for Plaintiff:
Brock and Scott, PLLC
Matthew Fissel, Esquire
302 Fellowship Road, Suite 130
Mount Laurel, NJ 08054
(844) 856-6646

Judgement Amount: \$307,878.65
Execution No. 2020-00485

GIS: 23-2368281-395684-0000
Property Known as:
4 Applecreek Lane A/K/A 4 Apple Creek Lane
Myerstown, PA 17067

Sale No. 6

Plaintiff: Santander Bank N.A.

Defendant: Wanda I. Rodriguez Rodriguez

Attorney for Plaintiff:
Brock and Scott, PLLC
Matthew Fissel, Esquire
302 Fellowship Road, Suite 130
Mount Laurel, NJ 08054
(844) 856-6646

Judgement Amount: \$104,398.12
Execution No. 2019-00961

GIS: 05-2338063-372516-0000
Property Known as:
544 Spruce Street
Lebanon, PA 17046

Sale No. 7

Plaintiff: Pennsylvania Housing Finance
Agency

Defendant: Shawn A. Jackson, Michelle Lucero
Jackson and The Secretary of Housing and
Urban Development

Attorney for Plaintiff:
Purcell, Krug & Haller
Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

Judgment Amount: \$107,539.27
Execution No. 2019-02017

GIS: 32-2323084-399566-0000
Property known as:
167 Lighthouse Drive
Jonestown, PA 17038

Sale No. 8

Plaintiff: Mortgage Network Inc.

Defendant: Kelly Marie Bower and Kevin Ray
Bower

Attorney for Plaintiff:
Stern & Eisenberg, PC
Matthew J. Marley, Esquire
1581 Main Street, Suite 200
Warrington, PA 18976
(215) 572-8111

Judgement Amount: \$215,610.75
Execution No. 2019-01992

GIS:19-2336091-405095-0000
Property Known as:
2915 South Pine Grove Street
Fredericksburg, PA 17026

Sale No. 9

Plaintiff: Lakeview Loan Servicing, LLC

Defendant: Matthew Allen Stoner

Attorney for Plaintiff:
Stern & Eisenberg, PC
Kenya Bates, Esquire
1581 Main Street, Suite 200
Warrington, PA 18976
(215) 572-8111

Judgement Amount: \$234,265.35
Execution No. 2021-01255

GIS: 19-2334585-406554-0000
Property known as:
13 Horizon Dr.
Fredericksburg, PA 17026

All parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be made in accordance with the schedule unless exceptions are filed there to within ten (10) days thereafter.

JEFFRIE C. MARLEY, JR.,
Sheriff of Lebanon County